



2 Bedrooms



1 Bathroom



1 Reception



EPC Band C

Council Tax Band:

D £2,257.13 (2025/26)



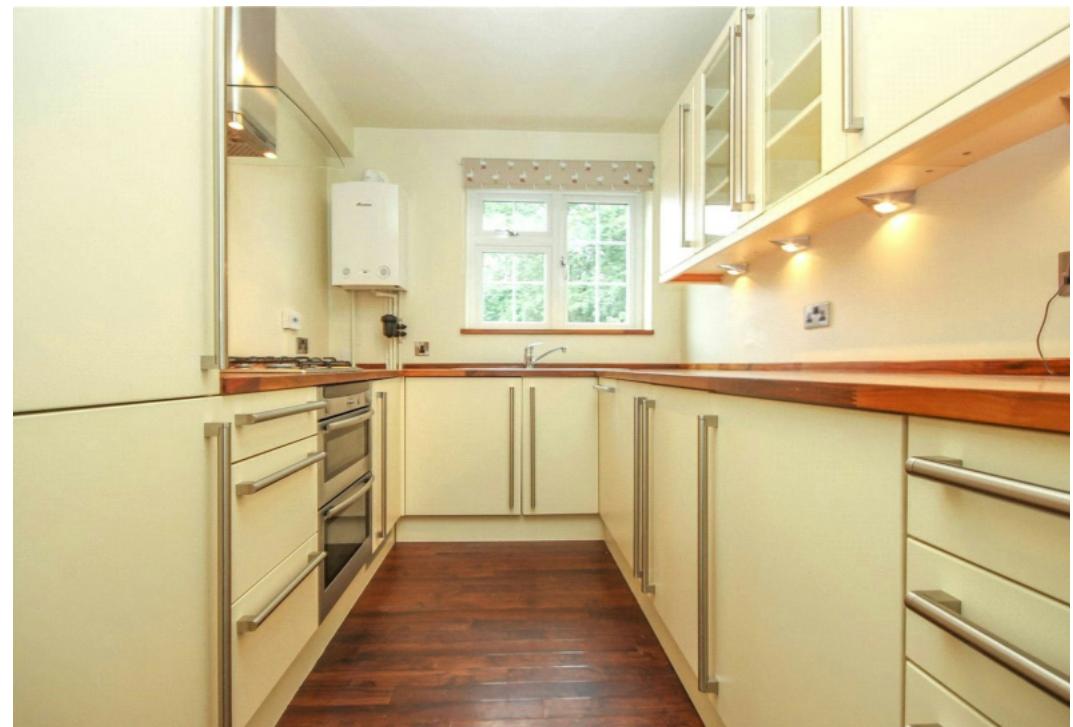
Light and bright 2-bed apartment with stylish, contemporary finish, walking distance to railway station and city centre.

#### Description

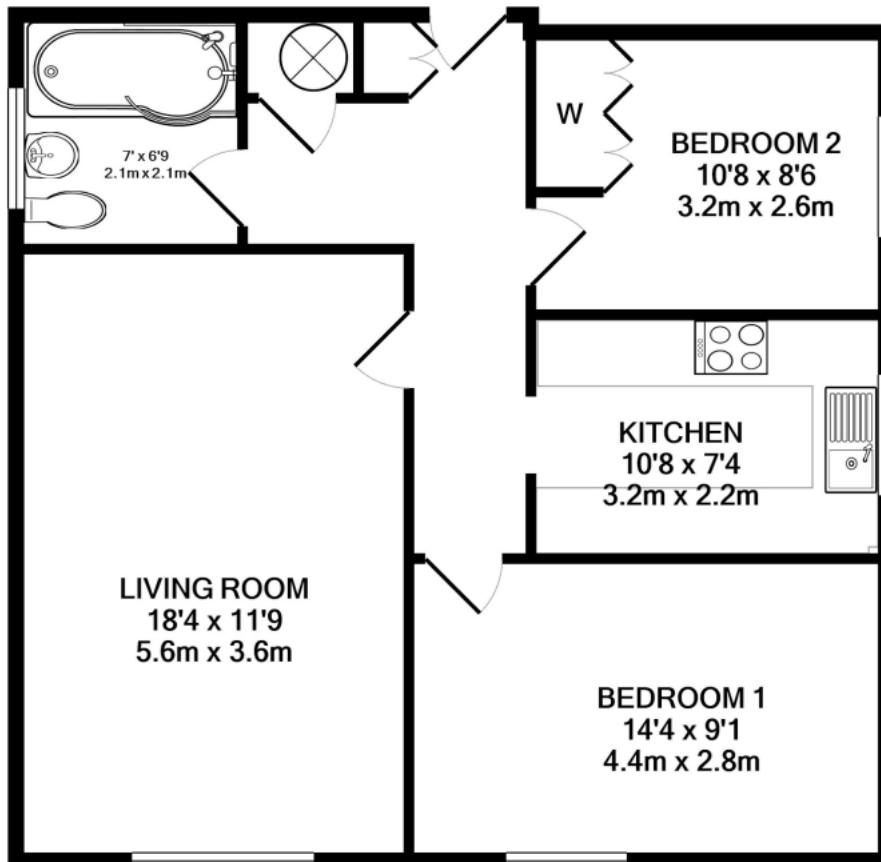
A spacious two-bedroom first-floor apartment in a small select development, centrally located to the City Centre and Mainline Station. The apartment is light and bright with a spacious entrance hall. The modern fully fitted kitchen comprises contemporary satin units with coordinated solid American walnut worktops and Karndean flooring. Built-in appliances include a dishwasher, washer/dryer, Neff double oven with hob extractor hood, and fridge/freezer. The well-proportioned reception room is flooded with natural light from large south-facing windows, providing ample space for living and dining areas. The sunny principal bedroom is also south-facing with views of the communal gardens. The second guest double bedroom has built-in wardrobes. Both bedrooms are serviced by a stylish bathroom with Travertine stone tiles and a P-shaped bathtub with shower over. Externally, the property benefits from residents' parking and communal gardens.

#### Location

Raymer close is located off Avenue road, which is within walking distance of the mainline railway station (St Pancras approximately 20 minutes) and the bustling City centre, which offers a twice weekly local market and a comprehensive range of shops.







TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.